

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING SEPTEMBER 20, 2001

Council Chambers  
Phone 229-6301

400 Stewart Avenue, Las Vegas, Nevada  
TDD 386-9108

<http://www.ci.las-vegas.nv.us>

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## COMMISSIONERS

CRAIG GALATI, CHAIRMAN  
RICHARD W. TRUESDELL, VICE CHAIRMAN  
MICHAEL BUCKLEY  
STEVEN EVANS  
BYRON GOYNES  
LAURA McSWAIN  
STEPHEN QUINN

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE

COMMISSIONERS BRIEFING: 5:15 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

It is the intent of the Planning Commission to be briefed by staff and that all items on the agenda shall be available for open discussion during the briefing session. Applicants and other interested parties may be asked for information or presentations by the Planning Commission. Applicants may not participate in the discussion unless at the specific request of the Commission. All interested parties are invited to attend.

CALL TO ORDER: 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ROLL CALL:

ANNOUNCEMENT: Satisfaction of Open Meeting Law Requirements

NOTICE: This meeting has been properly noticed and posted at the following locations:

Clark County Government Center, 500 South Grand Central Parkway  
Senior Citizen Center, 450 East Bonanza Road  
Clark County Courthouse, 200 East Carson Avenue  
Court Clerk's Office Bulletin Board, City Hall Plaza  
City Hall Plaza, Special Outside Posting Bulletin Board

MINUTES: Approval of the minutes of the **August 23, 2001** Planning Commission Meeting

ACTIONS: ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

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ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

#### PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

#### A. CONSENT ITEMS:

9/14/01 2:18 PM

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**CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.**

- A-1. **ABEYANCE - A-0045-01(A) - GLEN HICKEY** - Petition to Annex 0.5 acres of property generally located on the south side of Haley Avenue, approximately 160 feet west of Tenaya Way (APN: 125-22-203-002), Ward 6 (Mack).
- A-2. **TM-0032-01 - IRON MOUNTAIN ESTATES SOUTH - ASTORIA IRON MOUNTAIN, LIMITED LIABILITY COMPANY ON BEHALF OF ASTORIA HOMES** - Request for a Tentative Map for 109 lots on 19.99 acres adjacent to the southeast corner of Iron Mountain Road and Fort Apache Road (APN: 125-08-101-001), RE (Residence Estates) Zone under Resolution of Intent to RPD-8 (Residential Planned Development - 8 Units per Acre), Ward 6 (Mack).
- A-3. **TM-0033-01 - IRON MOUNTAIN ESTATES WEST - ASTORIA HOMES** - Request for a Tentative Map for 140 lots and a Waiver of the retaining wall height restriction on 35.02 acres adjacent to northeast corner of Iron Mountain Road and Fort Apache Road (APN: 125-05-401-001, 125-05-402-001, 125-05-403-001 and 125-05-404-003), R-PD3 (Residential Planned Development - 3 Units per Acre) Zone and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units per Acre), Ward 6 (Mack).
- A-4. **TM-0034-01 - SANDRA NORRIS 1990 LIVING TRUST ON BEHALF OF BEAZER HOMES HOLDING CORPORATION** - Request for a Tentative Map for 287 lots on 34.45 acres adjacent to the northwest corner of Washington Avenue and Robin Street, C-PB (Planned Business Park) Zone, PROPOSED: R-PD8 (Residential Planned Development – 8 Units per Acre), Ward 5 (Weekly).

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- A-5. TM-0035-01 - RIDGE III - UNIT 4 - NEW HOMES, LIMITED LIABILITY COMPANY ON BEHALF OF PLASTER DEVELOPMENT - Request for a Tentative Map for 9 lots on 1.77 acres located adjacent to the northwest corner of Ann Road and Decatur Boulevard, R-E (Residence Estates) Zone under Resolution of Intent to R-CL (Single Family Compact-Lot), Ward 6 (Mack).
- A-6. TM-0036-01 - SHEARING FAMILY TRUST, ET AL ON BEHALF OF KB HOME NEVADA, INC. - Request for a Tentative Map for 108 lots on approximately 52.5 acres adjacent to the northeast corner of Alexander Road and Fort Apache Road (APN: 138-05-301-034, 138-05-401-001, 003 through 006; 012 through 015; 019 through 022; 024 through 028), U (Undeveloped) Zone [DR (Desert Rural Residential) General Plan Designation] Proposed: R-PD2 (Residential Planned Development - 2 Units per Acre), Ward 4 (Brown).
- A-7. TM-0037-01 - MADRE MESA SOUTH - PLASTER DEVELOPMENT COMPANY, INC. ON BEHALF OF SIGNATURE HOMES - Request for a Tentative Map for 85 lots on 13.02 acres generally located south of Madre Mesa Drive, approximately 870 feet east of Michael Way (APN: 138-13-701-018, 028, and 041), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] under Resolution of Intent to R-PD6 (Residential Planned Development - 6 Units Per Acre), Ward 5 (Weekly).
- A-8. U-0081-00(1) - CRAIG J NORTON - Request for an Extension of Time for an Approved Special Use Permit and Site Development Plan Review FOR A PROPOSED PSYCHIC ARTS BUSINESS AND CONVERSION OF A 1,506 SQUARE FOOT RESIDENCE TO AN OFFICE on 0.14 Acres at 2210 East Bonanza Road (APN: 139-35-511-040), R-1 (Single Family Residential) Zone under Resolution of Intent to P-R (Professional Office and Parking), Ward 3 (Reese).
- A-9. A-0060-01(A) - KB HOME NEVADA, INC. - Petition to Annex 5.0 acres of property generally located adjacent to the north side of Alexander Road, approximately 1,050 feet east of Marla Street (APN: 137-01-801-006), Ward 4 (Brown).
- A-10. A-0063-01(A) - CROMER 1985 TRUST, ET AL - Petition to Annex 2.5 acres of property generally located 330 feet north of Grand Teton Drive and 680 feet east of Durango Drive (APN: 125-09-401-014), Ward 6 (Mack).

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A-11. A-0065-01(A) - HANNA LIVING TRUST, ET AL - Petition to Annex 5.0 acres of property generally located adjacent to the west side of Campbell Road approximately 300 feet south of Log Cabin Way (APN: 125-05-301-004), Ward 6 (Mack).

A-12. A-0066-01(A) - TIMOTHY G. AND BARBARA A. WILLIAMS - Petition to Annex 0.5 acres of property generally located adjacent to the west side of Jones Boulevard approximately 630 feet north of Cheyenne Avenue (APN: 138-11-804-012), Ward 6 (Mack).

A-13. A-0067-01(A) - JOHN ELLIOTT - Petition to Annex 0.44 acres of property generally located on the northwest corner of Carl Avenue and Shadow Mountain Place (APN: 138-24-304-014), Ward 5 (Weekly).

A-14. A-0068-01(A) - ROMOLO RAMO FUSCO FAMILY TRUST, ET AL - Petition to Annex 7.5 acres of property generally located adjacent to the southeast corner of Alexander Road and El Capitan Way (APN: 138-08-501-001, 002 and 004), Ward 4 (Brown).

#### B. PUBLIC HEARING ITEMS:

B-1. ABEYANCE - Z-0033-01 - PARDEE CONSTRUCTION COMPANY NEVADA - Request for a Rezoning FROM: U (Undeveloped) [L (Low Density Residential) General Plan Designation] TO: R-PD5 (Residential Planned Development – 5 Units per Acre) on approximately 10 Acres on the southwest corner of Farm Road and Teepee Lane (APN'S: 125-18-701-004, 009 through 011), PROPOSED USE: Single Family Residential, Ward 6 (Mack).

B-2. ABEYANCE - Z-0033-01(1) AND Z-0034-01(1) - PARDEE CONSTRUCTION COMPANY - Request for a Site Development Plan Review FOR A PROPOSED 243-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 50.08 Acres on the south side of Farm Road, west of Fort Apache Road (APN's: 125-18-701-004 and 009 through 014; 125-18-702-001 through 003; 125-18-801-006 and 007), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] [Proposed R-PD5 (Residential Planned Development - 5 Units Per Acre) ]; and U (Undeveloped) Zone [L-TC (Low Density Residential) General Plan Designation] under Resolution of Intent to T-C (Town Center), Ward 6 (Mack).

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- B-3.**     **ABEYANCE - RENOTIFICATION - Z-0061-01 - MURI AND ANGELINE MELWANI TRUST ON BEHALF OF RL HOMES** - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-1 (Single Family Residential) of 3.65 Acres on the east side of Torrey Pines Drive, between Hammer Lane and Fisher Avenue (APN: 125-35-601-001), PROPOSED USE: 18-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION, Ward 6 (Mack).
- B-4.**     **ABEYANCE - RENOTIFICATION - U-0123-01 - MURI AND ANGELINE MELWANI TRUST ON BEHALF OF RL HOMES** - Request for a Special Use Permit FOR PRIVATE STREETS WITHIN A PROPOSED 18-LOT SUBDIVISION on the east side of Torrey Pines Drive, between Hammer Lane and Fisher Avenue (APN: 125-35-601-001), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential)], Ward 6 (Mack).
- B-5.**     **ABEYANCE - TA-0032-00 - CITY OF LAS VEGAS** - Discussion and possible action to amend Title 19A.08 (Development Standards) to add a section regarding cellular (also know as wireless) communication facilities.
- B-6.**     **ABEYANCE - GPA-0027-01 - ARC INVESTMENTS, INC.** - Request to Amend a portion of the West Las Vegas Plan FROM: M (Medium Density Residential) TO: SC (Service Commercial) on 0.15 acres on the east side of "F" Street adjacent to Interstate-15 (APN: 139-27-310-056), Ward 5 (Weekly).
- B-7.**     **ABEYANCE - Z-0046-01 - ARC INVESTMENTS, INC.** - Request for a Rezoning FROM: R-4 (High Density Residential) TO: C-1 (Limited Commercial) on 0.15 acres on the east side of "F" Street adjacent to Interstate-15 (APN: 139-27-310-056), Ward 5 (Weekly).
- B-8.**     **ABEYANCE - V-0063-01 - TRIUMPH PROPERTIES, LIMITED LIABILITY COMPANY** - Request for a Variance TO ALLOW A PERIMETER BLOCK WALL AND SECURITY GATES TO A HEIGHT OF TEN FEET WHERE SIX FEET IS THE MAXIMUM HEIGHT ALLOWED at 751 North Tenaya Way (APN: 138-27-311-041), R-PD16 (Residential Planned Development - 16 Units Per Acre), Ward 2 (L.B. McDonald).
- B-9.**     **ABEYANCE - U-0062-01 - AEGIS ASSISTED LIVING PROPERTIES, LIMITED LIABILITY COMPANY ON BEHALF OF NEXTEL COMMUNICATIONS** - Request for a Special Use Permit FOR A PROPOSED 70 FOOT TALL WIRELESS COMMUNICATION MONOPOLE TOWER at 9100

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West Desert Inn Road (APN: 163-08-421-005), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (L.B. McDonald).

- B-10.**     **ABEYANCE - U-0086-01 - LAMB BOULEVARD SELF-STORAGE, LIMITED LIABILITY COMPANY ON BEHALF OF CINGULAR WIRELESS** - Request for a Special Use Permit FOR A PROPOSED 57 FOOT TALL WIRELESS COMMUNICATION MONOPOLE at 851 North Lamb Boulevard (APN: 140-29-301-004), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
- B-11.**     **ABEYANCE - U-0101-01 - CHURCH EPISCOPAL CHRIST AND CHURCH EPISCOPAL DIOCESE NEVADA ON BEHALF OF VERIZON WIRELESS** - Request Special Use Permit FOR A PROPOSED 60 FOOT TALL WIRELESS COMMUNICATION MONOPOLE TOWER at 2100 South Maryland Parkway (APN: 162-03-801-007 and 008), C-V (Civic) and C-1 (Limited Commercial) Zones, Ward 3 (Reese).
- B-12.**     **ABEYANCE - RENOTIFICATION - U-0116-01 - RONALD AND JUDITH VITTO, ET AL** - Request for a Special Use Permit FOR A PROPOSED 396-UNIT RESIDENCE HOTEL at 4339 North Rancho Road (APN: 138-02-701-009), C-2 (General Commercial) and R-E (Residence Estates) Zones under Resolution of Intent to C-2 (General Commercial), Ward 6 (Mack).
- B-13.**     **ABEYANCE - RENOTIFICATION - Z-0137-94(4) - RONALD AND JUDITH VITTO, ET AL** - Request for a Site Development Plan Review and a reduction in perimeter landscaping requirements FOR A PROPOSED 396-UNIT RESIDENCE HOTEL at 4339 North Rancho Road (APN: 138-02-701-009), C-2 (General Commercial) and R-E (Residence Estates) Zones under Resolution of Intent to C-2 (General Commercial), Ward 6 (Mack).
- B-14.**     **ABEYANCE - Z-0024-99(33) - SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY ON BEHALF OF PACIFIC PROPERTIES** - Request for a Site Development Plan Review FOR A PROPOSED 371-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 21.24 acres located north of Alexander Road and west of the Future Beltway (APN: 137-01-401-003, 004, 011, and 012), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).
- B-15.**     **ABEYANCE - VAC-0023-01 - SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY** - Petition to vacate a public sewer easement generally located adjacent to the west side of the Las Vegas Beltway, six hundred ninety feet north of Alexander Road, Ward 4 (Brown).



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- B-16.**     **ABEYANCE - VAC-0024-01 - SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY** - Petition to vacate a portion of Hickam Street generally located west of the Las Vegas Beltway, Ward 4 (Brown).
- B-17.**     **GPA-0019-01 - CITY OF LAS VEGAS** - Request to Amend portions of the Town Center Land Use Plan on the southwest and southeast corners of the proposed beltway and U.S. 95 interchange, FROM: SC-TC (Service Commercial - Town Center) TO: GC-TC (General Commercial - Town Center); FROM: GC-TC (General Commercial - Town Center) and SC-TC (Service Commercial - Town Center) TO: PF-TC (Public Facility - Town Center) and FROM: SX-TC (Suburban Mixed-Use) TO: GC-TC (General Commercial - Town Center), (APN: 125-29-502-004 (portion), 125-28-201-001, 125-28-210-002 (portion), 125-28-610-004 (portion), 125-28-610-003 (portion), 125-27-301-005 and 006, 125-27-401-008 (portion), 125-27-402-005, 125-28-503-001 (portion), 125-27-101-022 and 024), Ward 6 (Mack).
- B-18.**     **Z-0062-01 - COLEMAN-TOLL, LIMITED PARTNERSHIP ON BEHALF OF PULTE HOMES** - Request for a Rezoning FROM: U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] TO: R-PD2 (Residential Planned Development - 2 Units per Acre) on 80.77 acres adjacent to the northwest corner of Elkhorn Road and Rainbow Boulevard (APN: 125-15-801-001), PROPOSED USE: SINGLE FAMILY RESIDENTIAL, Ward 6 (Mack).
- B-19.**     **Z-0062-01(1) - COLEMAN-TOLL, LIMITED PARTNERSHIP ON BEHALF OF PULTE HOMES** - Request for a Site Development Plan Review and Reduction of Required Minimum Street Width FOR A 161-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 80.77 acres adjacent to the northwest corner of Elkhorn Road and Rainbow Boulevard (APN: 125-15-801-001), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation [PROPOSED: R-PD2 (Residential Planned Development - 2 Units per Acre)], Ward 6 (Mack).
- B-20.**     **Z-0063-01 - CONCORDIA HOMES OF NEVADA** - Request for a Rezoning FROM: U (Undeveloped) Zone [ML-TC (Medium Low Density Residential) General Plan Designation] TO: TC (Town Center) Zone on 10.03 acres located adjacent to the northeast corner of the Deer Springs Way and Campbell Road alignments (APN: 125-20-201-013 and 014), PROPOSED USE: SINGLE FAMILY RESIDENTIAL, Ward 6 (Mack).
- B-21.**     **Z-0063-01(1) - CONCORDIA HOMES OF NEVADA** - Request for a Site Development Plan Review and Waiver of Street Requirements FOR A PROPOSED 78-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 10.03 Acres located adjacent to the northeast corner of the Deer Springs Way and



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Campbell Road alignments (APN: 125-20-201-013 and 014), U (Undeveloped) Zone [ML-TC (Medium-Low Density Residential) General Plan Designation] [PROPOSED: TC (Town Center)], Ward 6 (Mack).

- B-22.**     **V-0065-01- SMOKE FOUNTAIN, LIMITED.** - Request for a Variance TO ALLOW THREE (3) 50 FOOT TALL FLAGPOLES on 20.5 acres at 2300 Rock Springs Drive (APN: 138-22-502-001; 138-22-602-001; 138-22-502-002), R-3 (Medium Density Residential) Zone, Ward 6 (Mack).
- B-23.**     **V-0111-96(1) - PALM MORTUARY, INC.** - Required Five Year Review on an approved Variance which allowed upright headstones, crypts and mausoleums in conjunction with a cemetery adjacent to the southwest corner of Jones Boulevard and Deer Springs Way (APN: 125-23-703-005), R-E (Residence Estates) Zone, Ward 6 (Mack).
- B-24.**     **U-0099-96(1) - PALM MORTUARY, INC.** - Required Five Year Review on an approved Special Use Permit which allowed a cemetery with a single-story 10,548 square foot chapel adjacent to the southwest corner of Jones Boulevard and Deer Springs Way (APN: 125-23-703-005), R-E (Residence Estates) Zone, Ward 6 (Mack).
- B-25.**     **U-0075-96(1) - MINI-MASTERS, INC. ON BEHALF OF CLEAR CHANNEL OUTDOOR** - Required Five Year Required Review on an approved Special Use Permit which allowed a 14 foot x 48 foot off-premise advertising (billboard) sign at 6900 West Craig Road (APN: 138-03-602-015), C-1 (Limited Commercial) Zone, Ward 6 (Mack).
- B-26.**     **U-0080-96(1) - WILLIAM S. BOYD TRUST II, ET AL ON BEHALF OF CALIFORNIA HOTEL AND CASINO** - Required Five Year Review on an approved Special Use Permit which allowed four (4) 14 foot x 48 foot off-premise advertising (billboard) signs adjacent to the east side of Rancho Drive, south of Coran Lane (APN: 139-19-705-001), C-2 (General Commercial) Zone and U (Undeveloped) [SC (Service Commercial ) General Plan Designation], Ward 5 (Weekly).
- B-27.**     **U-0124-01 - MBP INDUSTRIES, LC ON BEHALF OF ULTIMATE COLLISION** - Request for a Special Use Permit FOR A PROPOSED AUTO PAINT & BODY REPAIR SHOP on 1.3 acres adjacent to the west side of Rancho Drive, approximately 265 feet north of Cheyenne Avenue (APN: 138-12-801-009), C-2 (General Commercial) Zone, Ward 6 (Mack).

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- B-28.**     **SD-0055-01 - MBP INDUSTRIES, LC ON BEHALF OF ULTIMATE COLLISION** - Request for a Site Development Plan Review FOR A PROPOSED 15,880 SQUARE FOOT AUTO PAINT & BODY REPAIR SHOP on 1.3 acres adjacent to the west side of Rancho Drive, approximately 265 feet north of Cheyenne Avenue, (APN: 138-12-801-009), C-2 (General Commercial) Zone, Ward 6 (Mack).
- B-29.**     **MSP-0009-01 - WORLD ENTERTAINMENT CENTERS, LIMITED LIABILITY COMPANY** - Request for a Master Sign Plan FOR NEONOPOLIS at 450 Fremont Street (APN: 139-34-513-003), C-2 (General Commercial) Zone, Ward 5 (Weekly).
- B-30.**     **U-0125-01 - WORLD ENTERTAINMENT CENTERS, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR OFF-PREMISE ADVERTISING at 450 Fremont Street (APN: 139-34-513-003), C-2 (General Commercial) Zone, Ward 5 (Weekly).
- B-31.**     **U-0126-01 - WHISPERING SANDS, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR GUEST HOUSES/CASITAS on 8.58 acres generally located south of Whispering Sands Drive and east of Leon Avenue (APN: 125-13-214-001 through 022), R-1 (Single Family Residential) Zone, Ward 6 (Mack).
- B-32.**     **U-0127-01 - PECCOLE FAMILY PARTNERSHIP** - Request for a Special Use Permit FOR A PROPOSED TAVERN (DOLLAR BILL'S) on 1.53 acres adjacent to the east side of Hualapai Way approximately 300 feet north of Sahara Avenue (APN: 163-06-416-002), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Service Commercial) Zone, Ward 2 (L.B. McDonald).
- B-33.**     **Z-0017-90(36) - PECCOLE FAMILY PARTNERSHIP** - Request for a Site Development Plan Review FOR A PROPOSED TAVERN (DOLLAR BILL'S) on 1.53 acres adjacent to the east side of Hualapai Way approximately 300 feet north of Sahara Avenue (APN: 163-06-416-002), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Service Commercial), Ward 2 (L.B. McDonald).
- B-34.**     **U-0128-01 - EDWARD MCNEAL ON BEHALF OF AMERICAN TOWER CORPORATION FOR AT&T WIRELESS SERVICES, INC.** - Request for a Special Use Permit FOR A 60 FOOT TALL WIRELESS COMMUNICATION TOWER at 2331 North Martin L. King Boulevard (APN: 139-21-102-005), C-1 (Service Commercial) Zone, Ward 5 (Weekly).

9/14/01 2:18 PM

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- B-35. VAC-0022-01 - CASINO GARCES, LIMITED LIABILITY COMPANY - Petition to Vacate a portion of Garces Avenue generally located west of Casino Center Boulevard, Ward 3 (Reese).
- B-36. VAC-0026-01 - CONCORDIA HOMES OF NEVADA - Petition to Vacate portions of Craig Road, Marla Street, and Helena Avenue and U.S. Government Patent Easements generally located south of the Craig Road Alignment, west of the future Beltway Alignment, Ward 4 (Brown).
- B-37. VAC-0027-01 - DEER SPRINGS/CONCOUGH, LIMITED LIABILITY COMPANY ON BEHALF OF BIG SKY DEVELOPMENT - Petition to vacate a public sewer easement generally located south Deer Springs Way, west of the Conough Lane Alignment, Ward 6 (Mack).
- B-38. VAC-0028-01 - NORRIS SANDRA 1990 LIVING TRUST ON BEHALF OF BEAZER HOMES HOLDING CORPORATION - Petition to vacate a portion of Robin Street generally located north of Washington Avenue, Ward 5 (Weekly).
- B-39. VAC-0029-01 - CARL L. WATSON & WANDA R. FOSTER - Petition to vacate a portion of Shelby Street generally located south of Harris Avenue, Ward 3 (Reese).
- B-40. VAC-0030-01 - SHEARING FAMILY TRUST, ET AL ON BEHALF OF KB HOME NEVADA, INC. - Petition to vacate public right of way and U.S. Government Patent Easements generally located on the northeast corner of Alexander Road and Fort Apache Road, Ward 4 (Brown).

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#### C. NON PUBLIC HEARING ITEMS:

- C-1. ABEYANCE - Z-0108-94(3) - TRIUMPH PROPERTIES LIMITED LIABILITY COMPANY - Request for a Review of Condition #2 on an approved Rezoning (Z-0108-94) TO ALLOW A SIX FOOT SETBACK FOR THE PERIMETER BLOCK WALL WHERE TWENTY FEET WAS ORIGINALLY APPROVED at 751 North Tenaya Way (APN: 138-27-311-041), R-PD16 (Residential Planned Development - 16 Units Per Acre), Ward 2 (L.B. McDonald).
- C-2. Z-0068-85(58) - LAS VEGAS TECHNOLOGY CENTER LIMITED PARTNERSHIP ON BEHALF OF WESTWOOD STUDIOS - Request for an Extension of Time on an approved Site Development Plan Review FOR TWO (2) 24 FOOT BY 60 FOOT MODULAR OFFICE TRAILERS on 2.15 acres at 2400 North Tenaya Way (APN: 138-15-810-009), C-PB (Planned Business Park) Zone, Ward 4 (Brown).
- C-3. Z-0074-97(12) - RIO VISTA PLAZA, LIMITED LIABILITY COMPANY - Request for a Minor Modification TO ADD MEDICAL OFFICE TO THE PERMITTED USES TABLE OF THE PD (PLANNED DEVELOPMENT) FOR RIO VISTA PLAZA generally located adjacent to the southeast corner of Ann Road and Drexel Road (APN: 125-34-515-001, 003, 004 and 009), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] and R-E (Residence Estates) Zone under Resolution of Intent to PD (Planned Development) Zone, Ward 6 (Mack).
- C-4. Z-0101-97(1) - WILLIAM PECCOLE 1991 TRUST ON BEHALF OF NOBEL LEARNING COMMUNITY - Request for a Site Development Plan Review and a Reduction in Required Site perimeter Landscaping FOR A PROPOSED 17,000 SQUARE FOOT ELEMENTARY SCHOOL on 4.6 acres north of Alta Drive, approximately 705 feet east of Hualapai Way (APN: 138-31-210-004 and 009), C-V (Civic) Zone, Ward 2 (L.B. McDonald).
- C-5. Z-0024-99(35) - NGA #2, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A 57,780 SQUARE FOOT OFFICE PARK and a reduction of landscape planter fingers in the parking lot on 4.51 acres located adjacent to the northwest corner of the Buckskin Avenue alignment and Cliff Shadows Parkway (APN:137-12-301-010), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation], under Resolution of Intent to PD (Planned Development) Zone, Ward 4 (Brown).

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

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- C-6. **Z-0028-93(3) - CLARK COUNTY SCHOOL DISTRICT** - Request for a Review of Condition #1 on an Approved Site Development Plan Review [Z-0028-93(2)] WHICH REQUIRED AN EIGHT-FOOT WIDE LANDSCAPE PLANTER ALONG THE WESTERN PROPERTY LINE on 27.98 acres at 2501 Vegas Drive (APN: 139-29-501-014), R-1 (Single Family Residential) Zone under Resolution of Intent to C-V (Civic), Ward 5 (Weekly).
- C-7. **SD-0056-01 - CAMILO B. TABORA, JR.** - Request for a Site Development Plan Review and a reduction in the amount of perimeter landscaping FOR A PROPOSED 2,000 SQUARE FOOT MEDICAL OFFICE AND A REDUCTION IN THE REQUIRED PERIMETER LANDSCAPING at 3301 West Charleston Boulevard (APN: 162-05-111-001), C-D (Designed Commercial) Zone, Ward 1 (M. McDonald).
- D. **DIRECTOR'S BUSINESS:**
- D-1. **ABEYANCE - TA-0029-01 - CITY OF LAS VEGAS** - Discussion and possible action to amend the City of Las Vegas Zoning Code Title 19A.06.060 Downtown Overlay District to add an overlay district with specific standards for off-premise signs within the block bounded by Ogden Avenue on the north, Las Vegas Boulevard on the east, Fremont Street on the south, and Fourth Street on the west, Ward 5 (Weekly).
- D-2. **TA-0030-01 - CITY OF LAS VEGAS** - Discussion and possible action to amend Title 19A.04.010 Land Use Table for Tattoo Parlor/Body Piercing Studio to allow the ability to obtain a Special Use Permit in the C-1 (Limited Commercial) Zoning District for this use.
- D-3. **TA-0031-01 - CITY OF LAS VEGAS** - Discussion and possible action to amend Title 19A.04.010 Land Use Tables to not allow a boarding/kennel without outside pens in the O (Office), C-D (Designed Commercial), and C-1 (Limited Commercial) Zoning Districts and to allow this use only as a Special Use Permit when in conjunction with an animal hospital, clinic or shelter.

# Agenda

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- D-4.**     **TA-0032-01 - CITY OF LAS VEGAS** - Discussion and possible action to amend Title 19A.08.040 (B) (2) (a) Fences and Walls, Height to allow 8 foot tall walls in the rear and side yards and 6 foot tall walls in the front yard subject to the top two feet being 50% open and to delete Title 19A.18.080 (2).

**E.**     **CITIZENS PARTICIPATION:**

**ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.**